

## MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 23, 2008

-1-

THE CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, SEPTEMBER 23, 2008, AT 4:30 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR NORDFELT.

### THE FOLLOWING MEMBERS WERE PRESENT:

Dennis J. Nordfelt  
Russ Brooks  
Carolynn Burt  
Corey Rushton  
Mike Winder

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

### ABSENT:

Joel Coleman  
Steve Vincent

### STAFF PRESENT:

Paul Isaac, Assistant City Manager  
Kevin Astill, Parks and Recreation Director  
John Evans, Fire Chief  
Jim Welch, Finance Director  
Joseph Moore, CED Director  
Richard Catten, City Attorney  
Layne Morris, Community Preservation Director  
Phil Markham, Acting Public Works Director  
Craig Black, Acting Police Chief  
John Janson, CED Department  
Nevin Limburg, CED Department  
Frank Lilly, CED Department  
Shane Smith, CED Department  
Steve Pastorik, CED Department  
Aaron Crim, Administration  
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD SEPTEMBER 9, 2008**  
The Council read and considered the Minutes of the Study Meeting held September 9, 2008. There were no corrections, changes or deletions.

## MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 23, 2008

-2-

After discussion, Councilmember Winder moved to approve the Minutes of the Study Meeting held September 9, 2008, as written. Councilmember Burt seconded the motion.

A roll call vote was taken:

Mr. Brooks	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mayor Nordfelt	Yes

Unanimous.

2. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED SEPTEMBER 23, 2008:**

City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Meeting scheduled September 23, 2008. Upon inquiry, members of the Council had no additional questions regarding items scheduled on that Agenda.

3. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED OCTOBER 7, 2008:**

A. **EMPLOYEE OF THE MONTH, SEPTEMBER, 2008 – KELLY SIMPER, PARKS & RECREATION DEPARTMENT**

City Manager, Wayne Pyle, stated Councilmember Vincent would read the nomination of Kelly Simper to receive the Employee of the Month award for September, 2008, at the Regular Council Meeting scheduled October 7, 2008, at 6:30 P.M.

B. **EAC QUARTERLY DIVISION AWARD – POLICE DEPARTMENT RECORDS DIVISION**

City Manager, Wayne Pyle, stated the EAC Quarterly Division award would be presented to the Police Department Records Division at the Regular Council Meeting scheduled October 7, 2008, at 6:30 P.M. Mr. Pyle advised that Councilmember Brooks would present the award on behalf of the City Council.

C. **RECOGNITION OF OFFICER DALE ANN WRIGHT AS A RECIPIENT OF THE FEDERAL HIGHWAY ADMINISTRATOR'S PUBLIC SERVICE AWARD FOR HER EFFORTS AS A MEMBER OF THE NATIONAL SAFE ROUTES TO SCHOOL TASK FORCE**

City Manager, Wayne Pyle, stated Mayor Nordfelt would present an award to Officer Dale Ann Wright for being a recipient of the Federal Highway Administrator's Public Service award for her efforts as a member of the National

## MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 23, 2008

-3-

Safe Routes to School Task Force, at the Regular Council Meeting scheduled October 7, 2008, at 6:30 P.M.

**D. PROCLAMATION DECLARING OCTOBER 8, 2008, AS “INTERNATIONAL WALK TO SCHOOL DAY” IN WEST VALLEY CITY**

City Manager, Wayne Pyle, stated Councilmember Winder would read a proclamation declaring October 8, 2008, as “International Walk to School Day” in West Valley City, at the Regular Council Meeting scheduled October 7, 2008, at 6:30 P.M.

**4. PUBLIC HEARINGS SCHEDULED OCTOBER 7, 2008:**

**A. PUBLIC HEARING, RECEIVE PUBLIC INPUT RELATING TO ISSUANCE OF UP TO \$8,500,000 OF SALES TAX REVENUE BONDS AND RELATED MATTERS**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled October 7, 2008, at 6:30 P.M. in order for the City Council to hear and receive public input regarding the issuance of up to \$8,500,000 million Sales Tax Revenue Bonds to fund construction of a new Animal Shelter and Police Department storage facility.

Mr. Pyle advised no action would be required by the City Council upon conclusion of the public hearing.

City Manager, Wayne Pyle, and Mayor Nordfelt reported regarding meetings with bond rating agencies last week in San Francisco, California. Mayor Nordfelt praised the City Manager and the Finance Director for their presentations and the way they represented the City. The Council was also advised that Laura Lewis, Lewis Young Robertson Burningham, the City’s financial advisor, also attended the meetings.

The City Council will hold a public hearing to receive public input regarding the issuance of Sales Tax Revenue bonds to fund construction of a new Animal Shelter and Police Department storage facility at the Regular Council Meeting scheduled October 7, 2008, at 6:30 P.M.

**B. PUBLIC HEARING, APPLICATION NO. GP-2-2008, FILED BY WEST VALLEY CITY, REQUESTING TO AMEND THE WEST VALLEY CITY GENERAL PLAN TO INCORPORATE WEST VALLEY CITY’S QUALITY GROWTH PRINCIPLES AND OBJECTIVES**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled October 7, 2008, at 6:30 P.M. in order for the City Council to hear and consider public comments regarding Application No.

## MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 23, 2008

-4-

GP-2-2008, filed by West Valley City, requesting to amend the West Valley City General Plan to incorporate West Valley City's quality growth principles and objectives. He discussed proposed Ordinance No. 08-47 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

### **CONSIDER ORDINANCE NO. 08-47, ADOPTING WEST VALLEY CITY'S QUALITY GROWTH PRINCIPLES AND OBJECTIVES AS PART OF THE WEST VALLEY CITY GENERAL PLAN**

Mr. Pyle stated the proposed ordinance would establish Quality Growth Principles and Objectives based on the Wasatch Front Regional Council's (WFRC) and Mountainlands Association of Governments' (MAG) Quality Growth Principles and Objectives. He indicated West Valley City's Quality Growth Principles and Objectives had been established by the Planning Commission as part of the City's General Plan. He stated the Growth Principles and Objectives would act as a framework to guide the further development of the City's General Plan Update, and should be used in conjunction with other elements of the General Plan to guide future land use decisions.

The City Manager explained that since March 2005, the WFRC and MAG, two regional metropolitan planning organizations, adopted nine Growth Principles and Objectives as part of the Wasatch Choices 2040 transportation plans. He indicated that after WFRC and MAG conducted 13 public workshops held along the Wasatch Front, they developed Growth Principles that reflected considerable community input on environmental, economic, and quality of life issues.

Mr. Pyle advised that the City's Planning Commission developed nine growth principles and objectives, using the WFRC and MAG's growth principles and objectives as a baseline. West Valley City's Quality Growth Principles and Objectives reflected the unique geographic and socioeconomic characteristics of West Valley City. The Quality Growth Principles and Objectives would continue to guide the update of the General Plan, and should be used with other General Plan elements to guide future land use decisions, and to guide current development activities in the City.

The City Manager reported West Valley City's Growth Principles and Objectives were attached as Exhibit A to the issue paper. He stated Exhibit B listed the WFRC/MAG Quality Growth Principles and Objectives annotated with the Planning Commission's recommended changes.

Frank Lilly, CED Department, further reviewed the Application and proposed Ordinance and answered questions from members of the City Council. Mr. Lilly discussed issues summarized as follows:

## MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 23, 2008

-5-

1. Provide public infrastructure that is efficient and adequately maintained.
  - Promote redevelopment to better utilize existing infrastructure
  - Optimize use and maintenance of existing infrastructure
  - Promote compact development near transit consistent with market demand
  - Encourage contiguous growth to reduce infrastructure expenses
  - Develop long-term funding sources for infrastructure development and maintenance
  - Encourage cooperation and coordination in the use of transportation and utility corridors and rights-of-way
2. Provide regional mobility through a variety of interconnected transportation choices.
  - Develop a balanced, multi-modal transportation system
  - Coordinate transportation with regional employment, housing, educational and activity centers
  - Encourage future commercial and residential areas within close proximity of each other to reduce travel distances
  - Encourage a balance of jobs and housing in each part of the region to reduce travel distances
  - Support actions that reduce growth in per capita vehicle miles of travel
3. Integrate local land use with regional transportation systems.
  - Land use planning and decisions remain a function of local communities
  - Preserve corridors for future infrastructure needs where legally defensible
  - Make land use and transportation decisions based on a comprehensive understanding of their impact on each other
4. Provide housing for people in all life stages and incomes.
  - West Valley City's goal is to encourage the development of owner-occupied housing for a variety of income levels
  - Consider providing an adequate supply of workforce housing near regional job centers
  - Encourage land use and housing policies to accommodate the need for a variety of housing types throughout the region
  - Encourage owner-occupied housing and other development near transit to maximize the efficiency of the public transportation system
5. Ensure public health and safety.
  - Encourage communities to develop transportation facilities that promote physical activity and healthy living
  - Encourage accessibility of housing to other destinations to enable the routine use of walking and bike paths

## MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 23, 2008

-6-

- Promote water conservation initiatives within the City
  - Promote interconnected streets to reduce travel distances
  - Provide efficient police and emergency access
  - Provide safe access to, and use of, all modes of transportation
6. Enhance the regional economy.
- Improve mobility to foster a robust economy
  - Use transportation investments and land use decisions to develop the local and regional economy
  - Transportation and land use decisions should lead to improved quality of life to help retain and recruit businesses and labor
  - Transportation and land use decisions should help keep our region an affordable place to live and do business
7. Promote regional collaboration.
- Encourage collaboration among government, business education, civic and community organizations
  - Coordinate development and maintenance of regionally significant utilities and transportation facilities
  - Include a broad base of involvement in the planning process
  - Coordinate local and regional planning efforts
  - Promote the sharing of information and expertise
  - Coordinate local and regional emergency services
8. Strengthen sense of community.
- Promote paths to home ownership, to build and sustain long lasting, vibrant neighborhoods
  - Preserve and enhance existing single-family neighborhoods
  - Preserve environmental, cultural, and historical assets
  - Promote unity and cohesiveness while valuing excellence and diversity
  - Avoid physically dividing neighborhoods
  - Use transportation to bolster town centers
9. Protect and enhance the environment.
- Protect and enhance the natural environment
  - Enhance the aesthetic beauty of our built environment
  - Promote conservation of energy, water, and regionally significant critical lands
  - Enhance air and water quality
  - Encourage conservation of open space and irreplaceable natural resources in land use decisions

## MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 23, 2008

-7-

- Create and enhance access to areas of natural beauty and recreation
- Encourage community trails coordinated with regional/state trail systems

Upon discussion, members of the Council expressed desire to add additional language regarding energy. Mr. Lilly further responded to specific issues regarding energy stating this would be discussed later during the General Plan discussion and pertaining to sustainability. The City Council expressed a consensus to add some language regarding sustainable/renewable energy.

The City Council will hold a public hearing regarding Application No. GP-2-2008 and consider proposed Ordinance No. 08-47 at the Regular Council Meeting scheduled October 7, 2008, at 6:30 P.M.

5. **RESOLUTION NO. 08-248, APPROVE COOPERATIVE AGREEMENT BETWEEN WEST VALLEY CITY, THE UTAH DEPARTMENT OF TRANSPORTATION AND ROCKY MOUNTAIN POWER FOR THE PURPOSE OF BURYING OVERHEAD POWER FACILITIES ON 3500 SOUTH**

City Manager, Wayne Pyle, discussed proposed Resolution No. 08-248 which would approve a Cooperative Agreement between West Valley City, the Utah Department of Transportation (UDOT) and Rocky Mountain Power in the amount of \$450,901.00 for the purpose of burying overhead power facilities on 3500 South.

Mr. Pyle stated that under Utah State law, UDOT and Rocky Mountain Power (RMP) each shared 50% of the cost of relocating power facilities located on State highways, whenever a widening project necessitated the relocation of these facilities. He indicated placing the power facilities underground was considered a betterment to be done at the City's expense. He further stated the total estimated cost to move and bury the power lines would be in the amount of \$953,168.00 with the cost of overhead relocation at \$502,718.00. He reported the difference between the two estimates, in the amount of \$450,901.00, would be the City's responsibility.

The City Manager indicated the new agreement set participation ratios for the cost of moving the power lines and placing them underground. He indicated UDOT and RMP would each pay 26.36%. West Valley City's share was 47.28%, or \$450,901.00, based on the estimated cost of the work.

Mr. Pyle stated the new arrangement was more beneficial for the City. If costs exceeded the estimated amount, all three parties would share in the cost overruns at these same ratios. He indicated the old agreement called for the City to bear 100% of any costs above the estimated cost of overhead relocation.

## MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 23, 2008

-8-

The City Manager reported the 3500 South project bid opening had been scheduled for September 16, 2008. He stated relocation of utilities and other preliminary work should begin this Fall.

Phil Markham, Acting Public Works Director, further reviewed and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 08-248 at the Regular Council Meeting scheduled October 7, 2008, at 6:30 P.M.

### 6. **CONSENT AGENDA SCHEDULED OCTOBER 7, 2008:**

#### A. **RESOLUTION NO. 08-249, ACCEPT AN UNDERGROUND UTILITY EASEMENT FROM WESLEY G. AND CAROLYNN C. BURT AT 3225 WEST 3500 SOUTH, 3500 SOUTH WIDENING PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 08-249 which would accept an underground utility easement from Wesley G. and Carolynn C. Burt at 3225 West 3500 South regarding the 3500 South Widening Project.

Mr. Pyle stated Wesley G. and Carolynn C. Burt had signed the Underground Utility Easement.

City Manager, Wayne Pyle, further discussed the proposed Resolution No. 08-249 and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 08-249 at the Regular Council Meeting scheduled October 7, 2008, at 6:30 P.M.

#### B. **RESOLUTION NO. 08-250, ACCEPT A SPECIAL WARRANTY DEED FROM THE BOARD OF EDUCATION OF THE GRANITE SCHOOL DISTRICT FOR PROPERTY LOCATED AT APPROXIMATELY 6051 WEST 6200 SOUTH**

City Manager, Wayne Pyle, discussed proposed Resolution No. 08-250 which would accept a Special Warranty Deed from the Board of Education of the Granite School District for property located at approximately 6051 West 6200 South.

Mr. Pyle stated the Special Warranty Deed had been signed by the Board of Education of the Granite School District.

The City Manager reported the District was currently constructing the new Diamond Summit Elementary. He indicated as a condition of approval, dedication of a portion of 6200 South had been required. He stated the existing 6200 South was currently constructed and dedicated at a 40-foot half width. In accordance



**MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 23, 2008**

**-9-**

with the Major Street Plan and the Capital Facilities Plan this portion of 6200 South needed to be dedicated to a 53-foot half width, which was an additional 13.00 feet.

City Manager, Wayne Pyle, further discussed the proposed Resolution No. 08-250 and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 08-250 at the Regular Council Meeting scheduled October 7, 2008, at 6:30 P.M.

**C. RESOLUTION NO. 08-251, ACCEPT A QUIT CLAIM DEED FROM THE BOARD OF EDUCATION OF THE GRANITE SCHOOL DISTRICT FOR PROPERTY LOCATED AT 3275 WEST 3100 SOUTH**

City Manager, Wayne Pyle, discussed proposed Resolution No. 08-251 which would accept a Quit Claim Deed from the Board of Education of the Granite School District for property located at 3275 West 3100 South.

Mr. Pyle stated the Quit Claim Deed had been signed by the Board of Education of the Granite School District.

The City Manager reported the District was currently constructing a new addition to Hillsdale Elementary. As a condition of approval, dedication of a portion of 3100 South had been required. He stated the existing 3100 South had never been formally dedicated or conveyed to the City. He indicated 3100 South was currently constructed at a 40-foot half width. He also reported in accordance with the Major Street Plan and the Capital Facilities Plan this portion needed to be dedicated as a 40-foot half width.

City Manager, Wayne Pyle, further discussed the proposed Resolution No. 08-251 and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 08-251 at the Regular Council Meeting scheduled October 7, 2008, at 6:30 P.M.

**D. RESOLUTION NO. 08-252, ACCEPT TWO QUIT CLAIM DEEDS FROM THE BOARD OF EDUCATION OF THE GRANITE SCHOOL DISTRICT FOR PROPERTY LOCATED AT 3690 SOUTH 3600 WEST, 3600 WEST RECONSTRUCTION PHASE 2 PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 08-252 which would accept two Quit Claim Deeds from the Board of Education of the Granite School District for property located at 3690 South 3600 West regarding the 3600 West Reconstruction Phase 2 Project.

## MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 23, 2008

-10-

As part of the project planning and right-of-way acquisition for the 3600 West Reconstruction Project it was discovered that the existing 3600 West right-of-way in front of Granger High School had never been formally conveyed or dedicated to West Valley City or to Salt Lake County. To clean up this oversight, the Board of Education of the Granite School District has granted two Quit Claim Deeds in favor of West Valley City for the west 33.00 feet of the 3600 West right-of-way crossing its two parcels.

City Manager, Wayne Pyle, further discussed the proposed Resolution No. 08-252 and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 08-252 at the Regular Council Meeting scheduled October 7, 2008, at 6:30 P.M.

### 7. **COMMUNICATIONS:**

#### A. **SOUTHWEST EDA DISCUSSION**

City Manager, Wayne Pyle, directed the CED Director, Joseph Moore, to discuss background information and facilitate a discussion regarding an Economic Development Area (EDA).

CED Director, Joseph Moore, utilized PowerPoint and, with staff, discussed information summarized as follows:

Joseph Moore, CED Director:

Economic Development Strategic Plan

- Created in 2003
- Lack of manufacturing land
- Job creation
- Identified new areas for future manufacturing development

Nevin Limburg, CED Department:

Economic Development Area (EDA)

- Public purpose – new and higher paying jobs/not shifting
- No retail
- Benefit analysis
  - Reasonableness
  - Maximize private investment
  - Would development occur anyway?
  - Associated business activity
- West Valley City's proposal
  - Establish the 400-acre Southwest EDA
- Map and photos of property included in proposed EDA

## MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 23, 2008

-11-

- Site problems:
  - Gravel pits occupy 250 currently undevelopable acres
  - High land prices due to existing high value uses and necessary reclamation
  - Transportation problems – access to the site and within the site and Mountain View Corridor unknown timetable of construction
  - Utilities, drainage, etc.
  - Hexcel expansion requires more land
- Budget Summary
  - \$1.056 billion proposed private capital investment
  - Total available tax increment = \$80.6 million
  - Pass through to other taxing agencies @ 15% = \$12.1 million
  - Total available to agenda for project costs = \$68.5
  - Project area enhancements (after pass through, housing, RDA administration = \$53.1 million
  - Housing fund @ 20% = \$13.7 million
  - Redevelopment Agency administration @ 2.5% = \$1.7 Million
- What the EDA gives us:
  - Adequate increment to incentivize Hexcel and overcome significant site issues
  - Maximum passthrough possible
  - Housing Fund to support City's Moderate Income Housing Plan
  - Minimum administration
  - Will leverage \$1.056 billion in new investment
  - Property is zoned Manufacturing and is ideally suited for an industrial park
  - Hexcel expansion should stimulate positive development on adjacent properties
- Hexcel expansion and other Southwest EDA development:
  - 7,600 new jobs
  - Average annual payroll = \$831 million per year
  - West Valley City tax increment cost per new job = \$4,072
  - Examples of tax increment cost per new job in other cities: KraftMaid in West Jordan = \$8,333, Dannon in West Jordan = \$14,285 and Micron in Lehi = \$6,500
- Development Needs / Requested EDA Support:

## MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 23, 2008

-12-

-\$55,433,100 for infrastructure, utilities, site improvements, land acquisition, relocation, incentives and grants, development fees, financing and other eligible expenditures

- Benefit to Taxing Entities over existing conditions through years 2010 to 2024 (passthrough) is:

Granite School Dist.	\$4,835,209
SL County	\$1,789,027
West Valley City	\$2,852,773
All others	<u>\$2,611,013</u>
Total	\$12,088,022

- Continued monetary benefit to the Taxing Entities after 2024 is projected to be the following amounts per year:

Granite School Dist.	\$3,069,537
SL County	\$1,131,151
West Valley City	\$1,811,883
All others	<u>\$1,651,911</u>
Total	\$7,664,482

- Benefits to West Valley City:

Current City tax: \$207,854/year  
\$2,852,773 passthrough  
\$3,500,500 fees total  
\$13,699,758 housing  
\$1,712,470 RDA administration  
Total: \$21,765,001  
In year 16 the property tax increases to  
\$1,811,833/year

- Reviewed process for public hearing to be held on October 7<sup>th</sup> and actions to be taken by the Redevelopment Agency Board and City Council, if approved.

During and after the above presentation, City Manager, Wayne Pyle, CED Director, Joseph Moore, Nevin Limburg, CED Department, and Councilmember Russ Brooks, Chair of the Taxing Entity Committee (TEC), answered questions from the City Council.

Councilmember Brooks reported regarding a representative of the State who mentioned in the TEC meeting that the University of Utah would like a research park/university extension type of facility on the west side of the Salt Lake Valley.

## MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 23, 2008

-13-

Councilmember Brooks requested the City Manager and Mayor follow up in this regard.

### B. **GENERAL PLAN DISCUSSION – SUSTAINABILITY**

Frank Lilly, CED Department, reviewed recommendations, goals and action items in the General Plan, specifically the chapter regarding Sustainability. He indicated this emphasized need for land use decisions and policies recognizing that land and energy resources would become scarcer. He also discussed statistics regarding growth and energy consumption in Utah over the course of the last 45 plus years.

Mr. Lilly answered questions and received input from members of the City Council and the City Manager.

### C. **ANIMAL SHELTER UPDATE**

Jake Arslanian, Public Works Department, discussed and updated the City Council regarding solicitation of bids and proposals for the new Animal Shelter facility. He advised staff was reviewing the four lowest bids received and would bring recommendations to the City Council for consideration and approval in the near future. Mr. Arslanian answered questions from members of the City Council.

Councilmember Brooks stated he desired solar and/or wind power to be used for the subject building. City Manager, Wayne Pyle, stated that suggestion could be added upon direction of the Council. Jake Arslanian, Public Works Department, advised components to be used in the project would make this a “green” building.

### D. **LRT UPDATE AND PLAZA REDESIGN**

John Janson, CED Department, used PowerPoint and discussed information summarized as follows:

#### LRT Work Progress:

- Utility work on Decker Lake Drive, 2700 West
- Major work effort is east of Redwood Road and in the Roper Yard
- Demolition of structures on Market Street
- Right-of-way still an issue

#### Plaza:

- Sky shades eliminated due to:
  - Cost originally estimated at \$350,000; current rough estimate is \$1,000,000
  - No guarantee of fabric

## MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 23, 2008

-14-

- Cables and support system not shown on renderings
- No local manufacturer
- City's ability to replace shades when worn out

### Plaza Design Principles:

- Sky shades offered a sense of arrival, some drama, a landmark, and shade
- Nearly total redesign became necessary with new principles:
  - Shade
  - Seating
  - Softening with more green
  - Flexible design for activities
  - Develop a new feature or two

### Proposed Site Plan for Intermodal Center Area

#### New Feature Design Principles:

- Signature landmark for the City that could be used again in several strategic locations such as the Jordan River Marketplace and Centennial Park
  - Functions: gathering place with ability to provide for small concerts, activities, some shade, more seating
  - Unique features: height (40' or greater?), visual interest, clock, possible hanging art underneath (art could be wind and sun activated), lighting to be reflected and diffused, open enough that people could walk through it
- Possible water feature – pop jets or a decorative fountain

#### Photos showing examples of tower and water feature concepts

#### Schedule:

- Demolition over the next few weeks
- Market Street closure (Lehman to 3650 South) – possible next week
- Bus hub construction – by December, 2008
- Plaza construction – by January, 2009
- Landscaping may need to be Spring of 2009
- Unique features – we need time for a design process – definitely Spring of 2009

During presentation, John Janson, CED Department, answered questions from members of the City Council.

## MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 23, 2008

-15-

### E. COUNCIL UPDATE

City Manager, Wayne Pyle, stated the Council had previously received a Memorandum outlining upcoming meetings and events as follows: September 11 thru November 12, 2008: Warp Meets Weft Textile Exhibit, UCCC; September 24, 2008: Open House – Acord Way & Sunnyvale Drive Sidewalk Project, Farnsworth Elementary, 3751 South 4225 West, 5:00 P.M. – 7:00 P.M.; September 25, 2008: ChamberWest General Membership Meeting, Speaker: Chief Warrant Officer Brad Gonzales and Members of Employer Support Group of the Guard and Reserve, Country Inn and Suites, 3422 South Decker Lake Drive, 11:45 A.M.; September 27, 2008: Worldwide Day of Play, Fitness Center ; October 7, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 8, 2008: International Walk to School Day hosted by Valley Crest Elementary, 7:45 A.M. to 8:45 A.M. – Parent/Child Walk to School & Safety Fair at 10:00 A.M.; October 11, 2008: West Valley Walking Tour 2008 – Hunter Village and Sugar Plum Trails, 8:00 A.M.; October 14, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 15, 2008: Lake Park Golf Social, Stonebridge Golf Course, 8:00 A.M.; October 17-18, 2008: Tahitian Fete, UCCC; October 20-31, 2008: Early Voting at City Hall, Multi-Purpose Room, 12 Noon – 7:00 P.M. (October 31, 2008 – 11:00 A.M. – 6:00 P.M.); October 21, 2008: Council Study Meeting, 4:30 P.M. at Fire Station #73, 2834 South 2700 West, Regular Council Meeting, 6:30 P.M.; October 28, 2008: Council Study Meeting, 4:30 P.M. at UCCC; Regular Council Meeting 6:30 P.M.; November 1, 2008: Utah Folk Arts Celebration and Day of the Dead Fiesta, UCCC; November 4, 2008: General Election, Polls Open 7:00 A.M. – 8:00 P.M.; November 4, 2008: Council Study Meeting, 4:30 P.M. at UCCC; Regular Council Meeting, 6:30 P.M.; November 11, 2008: Veteran's Day Holiday – City Hall closed; November 18, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 22, 2008: Turkey Trot 5k Run/Walk at Centennial Park; November 22, 2008: Winter Ethnic Arts Market, UCCC; November 25, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 27, 2008: Thanksgiving Holiday – City Hall closed; December 1 thru January 6, 2009: Trees of Diversity Exhibit, UCCC; December 1, 2008: Walk with Santa at Centennial Park, 6:00 P.M.; December 2, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 8, 2008: Winter Concert, UCCC; December 9, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 16, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; and December 24 & 25, 2008: Christmas Holiday – City Hall closed.

**MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 23, 2008**

**-16-**

**8. COUNCIL REPORTS:**

**A. MAYOR DENNIS NORDFELT – THANK YOU CARD**

Mayor Nordfelt shared a thank you card from his wife for flowers sent by the City upon her mother's recent passing.

**B. COUNCILMEMBER MIKE WINDER – INFORMATION POSSIBLE PURCHASE OF HOUSE**

Councilmember Winder stated he and Councilmember Burt had recently mentioned a house the Historical Society would like the City to purchase. He inquired regarding the status of that request. City Manager, Wayne Pyle, advised he had been out of town during the last week and would instruct staff to follow-up on that suggestion.

**C. COUNCILMEMBER RUSS BROOKS – COUNCILMEMBER WINDER ELECTED SECOND VICE PRESIDENT OF ULCT**

Councilmember Brooks advised that Councilmember Winder had been elected the Second Vice President of the Utah League of Cities and Towns at the convention earlier this month.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, SEPTEMBER 23, 2008, WAS ADJOURNED AT 6:23 P.M., BY MAYOR NORDFELT.

I hereby certify that the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, September 23, 2008.

---

Sheri McKendrick, MMC  
City Recorder